



1225EYE

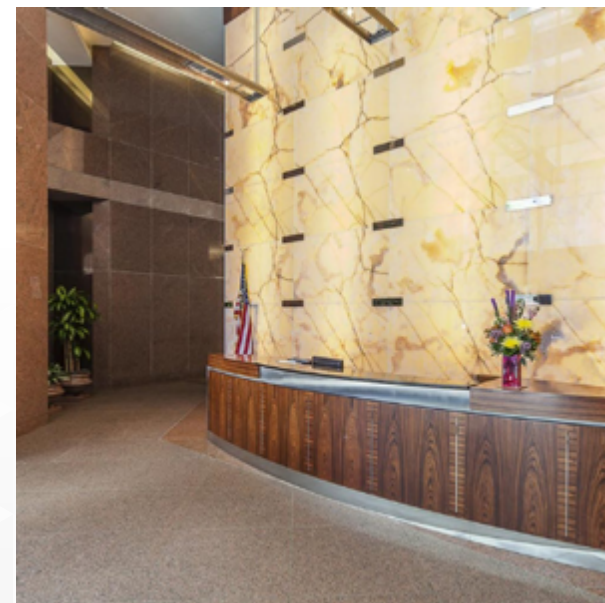
NW, Washington D.C. 20005







PROPERTY OVERVIEW




1225EYE



- ▶ 11 – Story, 224,538 SF Building
- ▶ 14 Corner Offices Per Floor
- ▶ Panoramic Views of the Reimagined Franklin Square & the Washington Monument
- ▶ Private Balconies Available
- ▶ Newly Renovated Lobby, Fitness Center & Rooftop Terrace
- ▶ Tenant-Only Racquetball and Squash Courts
- ▶ Ownership & Management On-Site
- ▶ Metro Centric -     (Within 2 Blocks)

NEIGHBORHOOD AMENITIES & TRANSIT



RESTAURANTS

- 1 Devon & Blakely
- 2 Atrium Cafe
- 3 Immigrant Food
- 4 Bobby Van's Steakhouse
- 5 Michele's
- 6 Baker's Daughter
- 7 Mezzanine Cafe
- 8 Allegory
- 9 Fire & Sage
- 10 Dunkin' Donuts

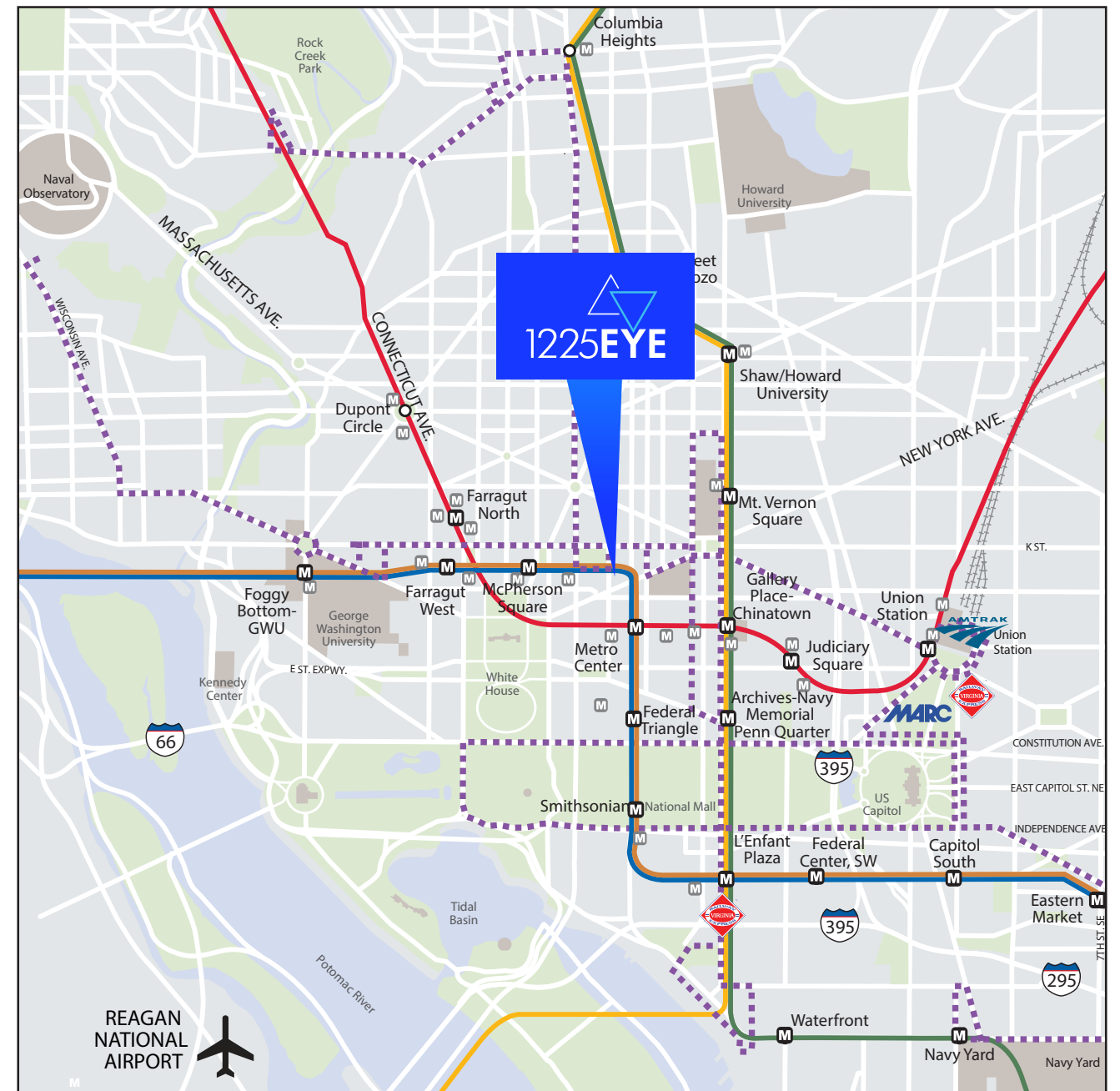
- 11 JJ Steakhouse
- 12 Cosi
- 13 Au Bon Pain
- 14 Starbucks
- 15 Potbelly
- 16 Brasserie Beck
- 17 Cosi
- 18 Taylor Gourmet
- 19 Five Guys
- 20 Subway
- 21 Starbucks

- 22 Au Bon Pain
- 23 Compass Coffee
- 24 The Park
- 25 Pow Pow
- 26 Slipstream
- 27 Compass Coffee
- 28 Soho Cafe & Market
- 29 Via Sophia
- 30 The Brown Bag
- 31 Paul
- 32 TbSP

- 33 Taylor Gourmet
- 34 Subway
- 35 Potbelly
- 36 Georgia Browns
- 37 Claudia's
- 38 Old Ebbitt Grill

HOTELS

- 1 Hilton Garden Inn
- 2 Washington Marriott
- 3 Embassy Suites
- 4 Four Points by Sheraton
- 5 Hamilton Hotel Washington DC
- 6 Eaton DC
- 7 Conrad



Washington Metropolitan Area Transit Authority

- M Metro Stations
- M Metro Exits
- M Metro Lines

DC Circulator Routes



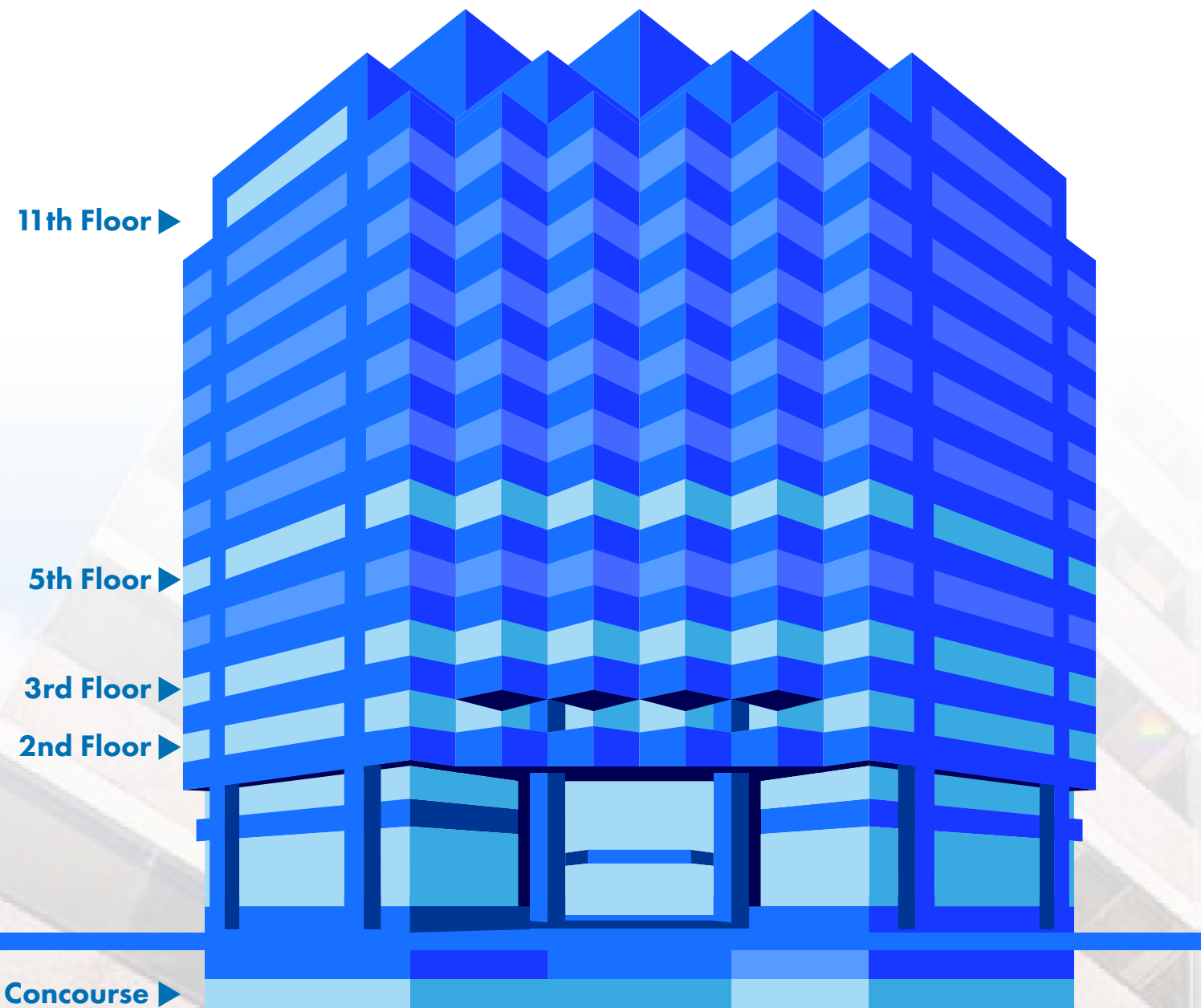
Virginia Railway Express



Maryland Area Regional Commuter



LEASING AVAILABILITIES



	LEVEL	SIZE	POSSESSION
Concourse	Suite LL050	2,331 RSF	<i>Available Immediately</i>
Concourse	Suite LL100	8,558 RSF	<i>(Divisible) Available Immediately</i>
Concourse	Suite LL125	2,786 RSF	<i>Available Immediately</i>
2nd Floor	Suite 210	2,786 RSF	<i>Available Immediately</i>
3rd Floor	Suite 350	7,743 RSF	<i>Available Immediately</i>
5th Floor	Suite 500	4,206 RSF	<i>Available Immediately</i>
11th Floor	Suite 1150	4,702 RSF	<i>Available Immediately</i>

SUITE LL050 - Concourse
2,331 RSF

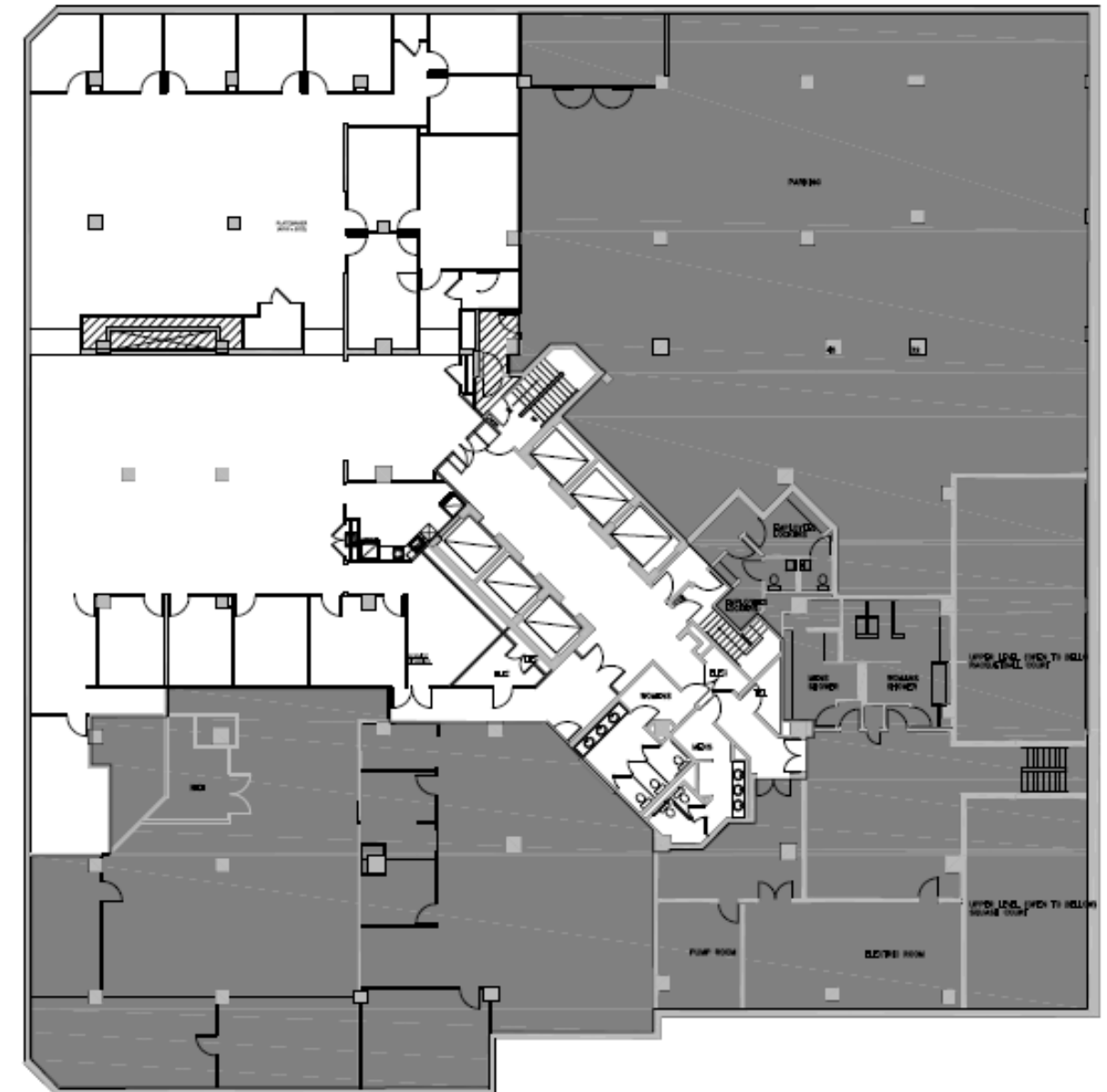
Available Immediately



- ▶ Large open workstation area
- ▶ 3 Offices
- ▶ Conference Room

SUITE LL100 - Concourse
8,558 RSF

Divisible - Available Immediately

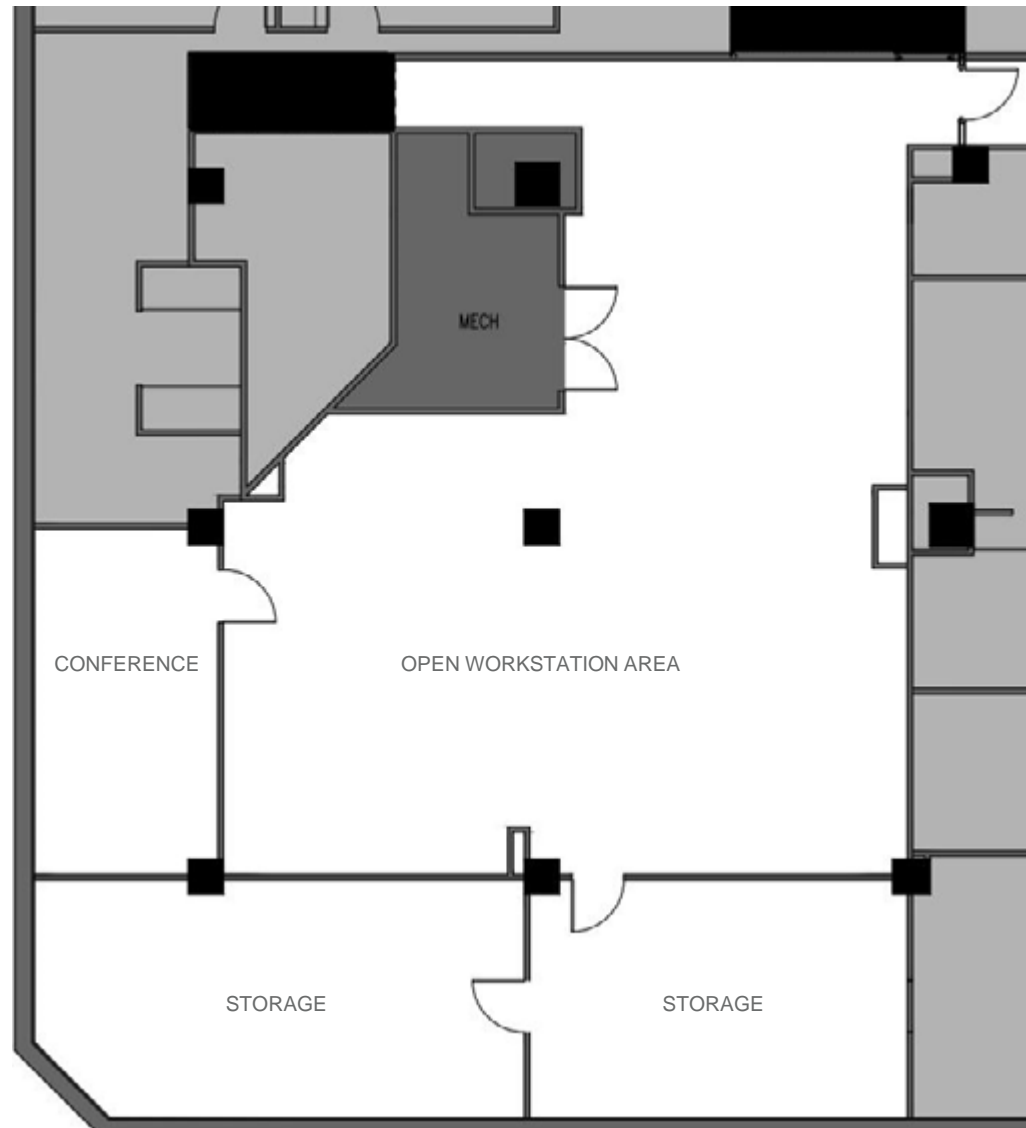


- ▶ High ceilings and director elevator lobby exposure

SUITE LL125 - Concourse

2,786 RSF

Available Immediately



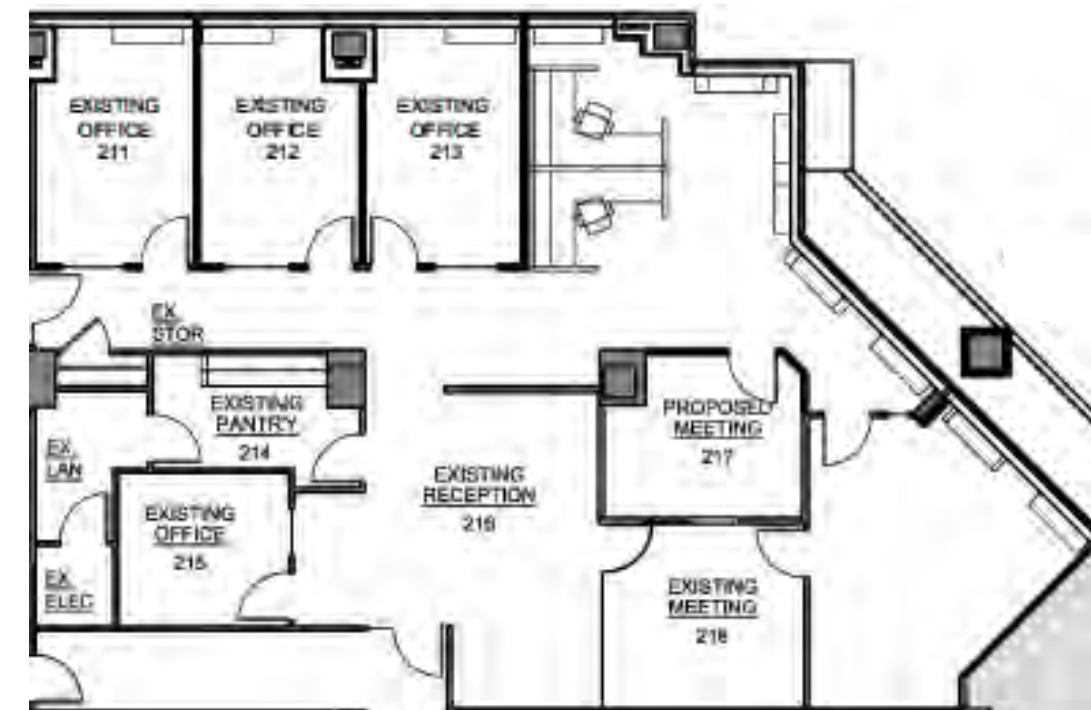
FEATURES

- ▶ Newly renovated space featuring polished concrete
- ▶ Large open workstation area
- ▶ Conference Room
- ▶ Large Storage Rooms

SUITE 210

2,786 RSF

Available Immediately



EYE STREET NW

FEATURES

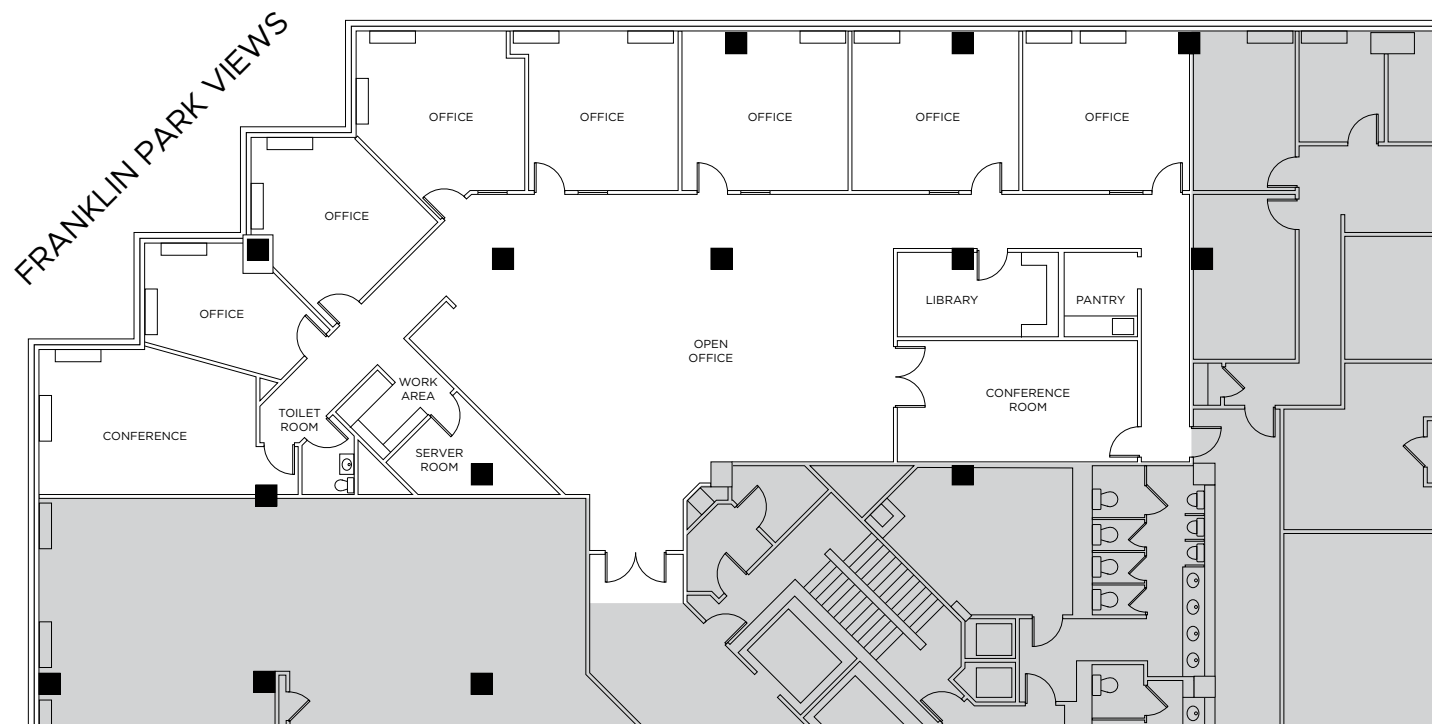
- ▶ 1 Windowed Office
- ▶ 4 Interior Offices
- ▶ Open Space Workstations
- ▶ 2 Conference Rooms
- ▶ Pantry
- ▶ LAN Closet

SUITE 1150 4,702 RSF

Available April 1, 2026

FRANKLIN PARK RENOVATIONS

NORTHERN WINDOW LINE
OVERLOOKING HISTORIC FRANKLIN SCHOOL



FEATURES

- ▶ Stunning views of Franklin Park & the Historic Franklin School
- ▶ 8 Windowed Offices
- ▶ Conference Room
- ▶ Library
- ▶ Pantry
- ▶ Reception Area
- ▶ Open Workstation Area
- ▶ Private Restroom

- ▶ New trees, sidewalks, and lighting
- ▶ New Café/Social Plaza along Eye Street
- ▶ Redesigned Interactive Fountain
- ▶ Addition of Event and Programmable Space
- ▶ New Children's Play Area





FRANKLIN
PARK
RENOVATIONS

1225EYE

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